

CURVE DATA						
CRV.	LOT	ANGLE	TAN.	RADIUS	ARC.	CHORD
						BEARING DIST.
A	1	33°24'00"	90.00	300.00	174.88	S 48°53'00"W 172.42
B	1	110°17'00"	28.72	20.00	38.49	S 87°19'30"W 32.82
C	1	127°16'00"	40.34	20.00	44.42	N 26°06'00"E 35.84
D	TOT.	112°23'30"	186.71	125.00	245.20	S 34°03'45"W 201.74
D	1	75°03'30"	96.02	125.00	163.69	S 52°43'45"E 152.26
D	2	37°06'00"	42.23	125.00	81.45	S 03°28'00"E 80.02
E	TOT.	34°30'00"	54.34	175.00	105.37	N 04°53'00"W 103.79
E	3	19°26'00"	29.97	175.00	59.35	S 12°25'00"E 59.07
E	4	15°04'00"	23.14	175.00	46.02	S 04°50'00"W 45.89
F	TOT.	61°00'00"	111.06	188.54	200.73	N 18°08'00"W 191.38
F	5	06°06'00"	10.05	188.54	20.07	N 09°19'00"E 20.06
F	6	30°44'00"	51.81	188.54	101.13	N 09°06'00"W 99.92
F	7	24°10'00"	40.36	188.54	79.52	N 36°33'00"W 78.93
G	TOT.	58°00'00"	115.85	209.00	211.58	N 77°38'00"W 202.45
G	7	05°30'00"	10.04	209.00	20.06	N 51°23'00"W 20.06
G	8	27°44'00"	51.59	209.00	101.16	N 68°00'00"W 100.18
G	9	24°46'00"	45.89	209.00	90.35	S 85°45'00"W 89.64
H	11	102°00'00"	73.18	59.26	105.50	N 55°38'00"W 92.10
J	11	70°00'00"	32.64	46.62	56.86	N 30°22'00"E 53.48
K	10	30°00'00"	19.28	71.97	37.68	N 80°22'00"E 37.25
L	TOT.	240°00'00"		40.00	167.55	69.28

CRV.	LOT	ANGLE	TAN.	RADIUS	ARC.	CHORD
						BEARING DIST.
L	10	72°27'00"		40.00	50.58	S 59°08'30"E 47.29
L	12	103°55'00"		40.00	72.54	S 29°02'30"E 63.01
L	13	63°38'00"		40.00	44.42	N 67°11'00"E 42.18
M	13	30°00'00"	19.28	71.97	37.68	N 50°22'00"E 37.25
N	TOT.	70°00'00"	67.65	96.62	118.08	N 30°22'00"E 110.84
N	14	40°21'00"	35.50	96.62	68.04	S 45°11'30"E 66.64
N	15	29°39'00"	25.57	96.62	50.00	S 10°11'30"E 49.44
P	TOT.	102°00'00"	134.93	109.26	194.51	N 55°38'00"W 169.82
P	16	37°02'00"		109.26	70.62	S 23°09'00"E 69.40
P	17	54°28'00"		109.26	103.87	S 68°54'00"E 100.00
P	18	10°30'00"		109.26	20.02	N 77°38'00"W 20.00
R	TOT.	58°00'00"	88.14	159.00	160.95	N 77°38'00"W 154.17
S	TOT.	61°00'00"	81.61	138.54	147.50	N 18°08'00"W 140.63
T	TOT.	34°30'00"	69.87	225.00	135.48	N 04°53'00"W 133.44
T	22	26°51'40"		225.00	105.48	S 01°03'50"E 104.54
T	22	07°38'20"		225.00	30.00	S 18°18'50"E 29.95
U	24	126°35'30"	149.09	75.00	165.71	S 40°05'45"W 134.00
V	24	49°06'00"	20.55	45.00	38.56	N 50°59'30"W 37.39

IN THE CLERKS OFFICE OF THE
CIRCUIT COURT OF ROANOKE COUNTY,
VIRGINIA, THIS PLAT WITH THE CERTI-
FICATE OF ACKNOWLEDGEMENT
THERETO ANNEXED IS ADMITTED TO
RECORD ON Oct 11, 1971, AT
11:30 O'CLOCK A.M.

TESTE: ELIZABETH STOKES

BY: John T. Monticelli
DEPUTY CLERK

RESERVATIONS AND RESTRICTIONS

THE FOLLOWING RESTRICTIONS ARE MADE COVENANTS RUNNING WITH THE TITLE TO THE LOTS SHOWN
HEREON FOR A PERIOD OF THIRTY YEARS FROM THE DATE OF RECORDATION OF THIS MAP.

1. NO STRUCTURE SHALL BE ERECTED ON ANY LOT SHOWN HEREON OTHER THAN PRIVATE DWELLINGS
WITH NECESSARY OUTBUILDINGS NOR SHALL MORE THAN ONE DWELLING BE ERECTED ON ANY ONE LOT
SHOWN HEREON.
2. NO PART OF ANY BUILDING SHALL BE LOCATED NEARER TO THE STREET LINE THAN THE
MINIMUM BUILDING LINES AS SHOWN HEREON EXCEPTING UNENCLOSED PORCHES.
3. NO DWELLING SHALL BE ERECTED ON ANY LOTS SHOWN HEREON HAVING A MINIMUM ENCLOSED
LIVABLE FLOOR AREA LESS THAN THE FOLLOWING: FOR A SINGLE STORY RESIDENCE OR THE
MAIN FLOOR OF A SPLIT LEVEL RESIDENCE OF LESS THAN 1600 SQUARE FEET, THIS AREA
SHALL BE INCREASED BY 25%. FOR 1 1/2 OR 2 STORY RESIDENCE, THE FOLLOWING FLOOR AREA
SHALL NOT BE INCLUDED IN TABULATION OF THE AFORESAID FLOOR AREAS: BREEZEWAYS,
UNATTACHED BUILDINGS, PORCHES, SEMI-DETACHED BUILDINGS ERECTED IN CONNECTION WITH A
RESIDENCE, UNFINISHED BASEMENT AREAS, GARAGES OR FINISHED BASEMENT AREAS WHEN THE
DEPTH OF THE FLOOR LEVEL IS TWO FEET OR MORE BELOW THE FINISHED GRADE.
4. NO TRAILER, BASEMENT, SHACK OR GARAGE, BARN OR OTHER OUTBUILDINGS SHALL BE USED
AT ANY TIME AS A RESIDENCE, EITHER TEMPORARILY OR PERMANENTLY NOR SHALL ANY
RESIDENCE OF A TEMPORARY CHARACTER BE PERMITTED.
5. THE LOTS SHOWN HEREON ARE SUBJECT TO THE UTILITY AND DRAINAGE EASEMENTS AS
SHOWN AND ALSO THE NECESSARY ANCHORS OR GUYS TO ELECTRIC OR TELEPHONE POLES.
6. NO SWINE OR HOGS SHALL BE KEPT ON ANY LOT SHOWN HEREON.
7. NO BUILDING SHALL BE ERECTED ON ANY LOT UNTIL THE CONSTRUCTION PLANS AND A PLAN
SHOWING THE LOCATION OF THE STRUCTURE HAVE BEEN APPROVED BY THE DEVELOPER,
KEMBILL CORPORATION, AS TO QUALITY OF MATERIALS, HARMONY OF EXTERNAL DESIGN
WITH EXISTING STRUCTURES, AND AS TO LOCATION WITH RESPECT TO TOPOGRAPHY.
UNLESS SAID DEVELOPER APPROVES OR DISAPPROVES WITHIN THIRTY DAYS AFTER PLANS
HAVE BEEN SUBMITTED TO HIM, OR IN ANY EVENT IF NO SUIT TO ENJOIN THE CONSTRUCTION
HAS BEEN COMMENCED PRIOR TO THE COMPLETION THEREOF, APPROVAL WILL NOT BE
REQUIRED, AND THIS COVENANT SHALL BE DEEMED TO HAVE BEEN FULLY COMPLIED WITH.
8. IT SHALL BE LAWFUL FOR ANY PERSON OR PERSONS OWNING ANY REAL PROPERTY IN THIS
SUBDIVISION TO PROSECUTE AT LAW OR IN EQUITY AGAINST ANY PERSON OR PERSONS VIOLATING
OR ATTEMPTING TO VIOLATE ANY OF THESE COVENANTS AND EITHER TO PREVENT HIM OR
THEM FROM SO DOING OR TO RECOVER DAMAGES, BUT THE PARTY IMPOSING THESE
RESTRICTIONS DOES HEREBY RESERVE THE RIGHT TO WAIVE, MODIFY OR RELEASE THE SAME.

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT KIMBILL CORPORATION IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON
TO BE SUBDIVIDED, KNOWN AS BROOKWOOD SUBDIVISION AS SHOWN HEREON IN DETAIL BY OUTSIDE CORNERS
1 THRU 19 INCLUSIVE, WHICH COMPRISE A PORTION OF THE LAND CONVEYED TO SAID OWNER BY DEED
FROM FRANK W. MARTIN AND W. HAROLD WARY RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT
OF ROANOKE COUNTY IN DEED BOOK 914 PAGE 292 AND SAID LAND IS NOT SUBJECT TO ANY LIEN OR
DEED OF TRUST.

THE SAID OWNER CERTIFIES THAT IT HAS SUBDIVIDED THIS LAND AS SHOWN HEREON, ENTIRELY WITH ITS
OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH SECTIONS 15.1-427 THROUGH
15.1-503 OF THE VIRGINIA CODE OF 1950, AS AMENDED TO DATE, AND FURTHER PURSUANT TO AND IN
COMPLIANCE WITH THE COUNTY OF ROANOKE LAND SUBDIVISION ORDINANCES. THE SAID OWNER, DOES,
BY VIRTUE OF THE RECORDATION OF THIS PLAT, DEDICATE IN FEE SIMPLE TO THE COUNTY OF ROANOKE
ALL THE LAND EMBRACED WITHIN THE STREETS OF THIS SUBDIVISION AND ALL THE EASEMENTS ARE
HEREBY DEDICATED FOR PUBLIC USE.

THE SAID OWNER DOES AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS PLAT AND SUBDIVISION
AND THE ACCEPTANCE OF THE DEDICATION OF THE STREETS, SHOWN HEREON, BY THE BOARD OF
SUPERVISORS OF ROANOKE COUNTY, ON ITS OWN BEHALF AND FOR AND ON ACCOUNT OF ITS HEIRS,
SUCCESSORS, DEVISEES, AND ASSIGNS, SPECIFICALLY RELEASES THE COUNTY AND THE VIRGINIA
DEPARTMENT OF HIGHWAYS FROM ANY AND ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SUCH
OWNER, ITS HEIRS, SUCCESSORS, DEVISEES, AND ASSIGNS MAY OR MIGHT HAVE AGAINST THE COUNTY
OR VIRGINIA DEPARTMENT OF HIGHWAYS BY REASON OF ESTABLISHING PROPER GRADE LINES ON
AND ALONG SUCH STREETS AS SHOWN ON THIS PLAT OF THE LAND SUBDIVIDED (OR SUCH CHANG-
ED STREETS AS MAY BE AGREED UPON IN THE FUTURE) AND BY REASON OF DOING NECESSARY
GRADING, CUTTING OR FILLING FOR THE PURPOSE OF PLACING SUCH STREETS UPON THE PROPER
GRADE AS MAY, FROM TIME TO TIME, BE ESTABLISHED BY SAID COUNTY OR VIRGINIA DEPARTMENT
OF HIGHWAYS AND SAID COUNTY OR VIRGINIA DEPARTMENT OF HIGHWAYS SHALL NOT BE
REQUIRED TO CONSTRUCT ANY RETAINING WALL OR WALLS ALONG THE STREET AND PROPERTY
LINES THEREOF, AND MAINTAIN ANY EASEMENTS AS SHOWN HEREON.

IN WITNESS WHERE OF IS HERE BY PLACED THE SIGNATURE OF THE SAID CORPORATION BY
FRANK W. MARTIN, ITS PRESIDENT WITH ITS CORPORATE SEAL HEREUNTO AFFIXED AND DULY
ATTESTED BY LOUISE MCGHEE ITS SECRETARY, THIS 15 DAY OF October, 1971

KEMBILL CORPORATION

BY: Frank W. Martin
PRESIDENT

ATTEST: Louise McGhee
SECRETARY

MAP OF BROOKWOOD

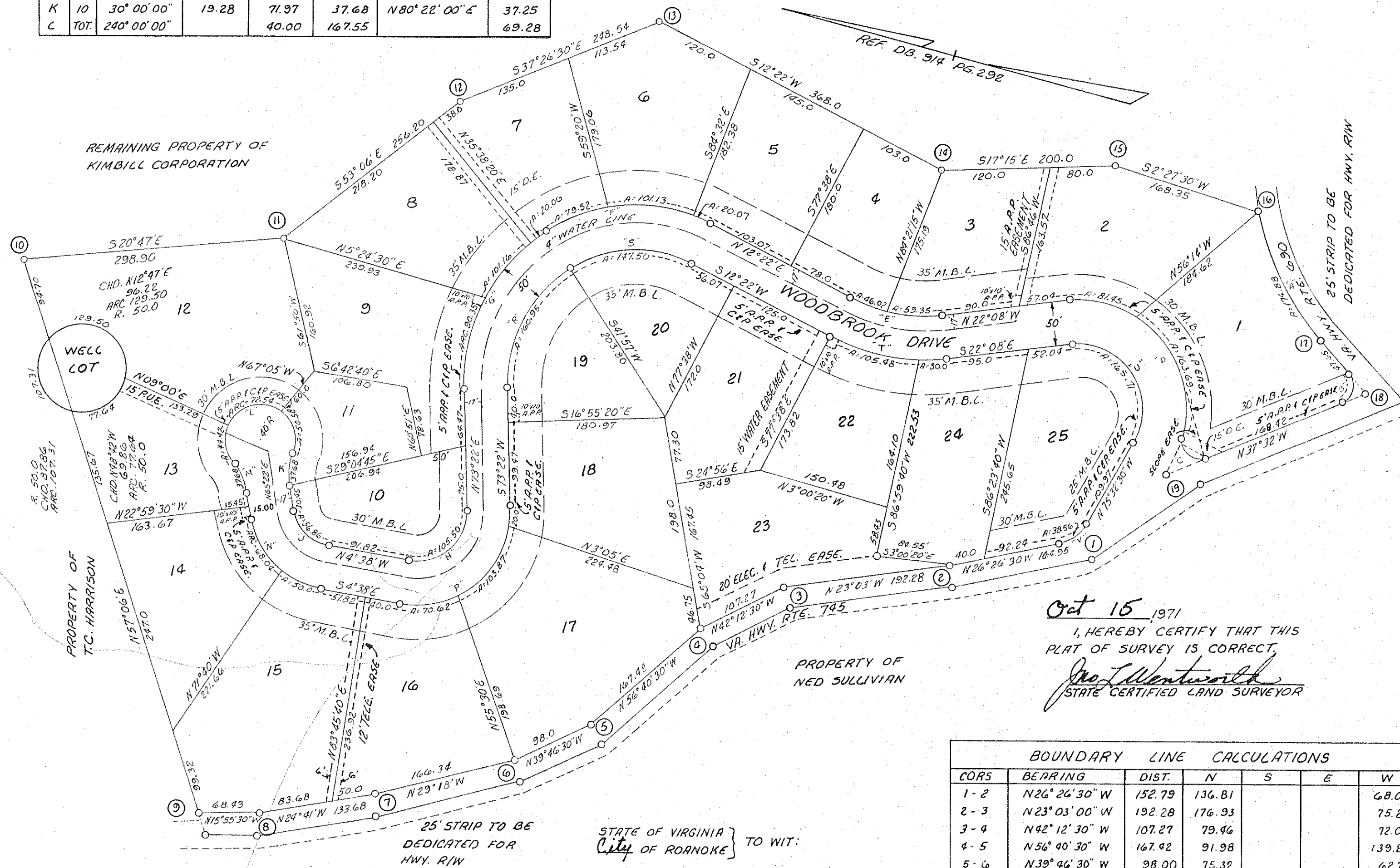
PROPERTY OF KIMBILL CORPORATION
FRANK W. MARTIN, PRESIDENT
LOUISE MCGHEE, SECRETARY

ROANOKE COUNTY, VIRGINIA

BY:
STATE CERT LAND SURVEYOR

DATE: October 15, 1971

SCALE 1"=100'



Oct 15 1971

I, HEREBY CERTIFY THAT THIS
PLAT OF SURVEY IS CORRECT.

John T. Monticelli
STATE CERTIFIED LAND SURVEYOR

BOUNDARY LINE CALCULATIONS					
CORS	BEARING	DIST.	N	S	E W
1-2	N 26° 26' 30" W	152.79	136.81		68.04
2-3	N 23° 03' 00" W	192.28	176.93		75.28
3-4	N 42° 12' 30" W	107.27	79.46		72.07
4-5	N 56° 40' 30" W	167.42	91.98		139.89
5-6	N 39° 46' 30" W	98.00	75.32		62.70
6-7	N 29° 18' 00" W	166.34	165.06		81.40
7-8	N 24° 41' 00" W	133.68	121.47		55.83
8-9	N 15° 55' 30" W	68.43	65.80		18.78
9-10	N 57° 06' 00" E	664.55	360.97		
10-11	S 20° 47' 00" E	298.90		279.45	104.06
11-12	S 53° 06' 00" E	254.20		153.83	204.88
12-13	S 31° 26' 30" E	248.54		197.33	151.10
13-14	S 12° 22' 00" W	368.00		359.46	78.81
14-15	S 17° 15' 00" E	200.00		191.00	59.31
15-16	S 02° 27' 30" W	168.35		168.20	7.22
16-17	S 48° 53' 00" W	172.42		113.38	129.90
17-18	S 32° 11' 00" W	76.37		64.64	40.68
18-19	N 37° 32' 00" W	237.93	188.32		144.68
19-1	N 50° 41' 40" W	134.46	85.17		104.04
TOTALS			1527.29	1527.29	1079.32 1079.32

APPROVED:

Luc B. Eddy
CHAIRMAN OF BOARD OF SUPERVISORS OF RKE CO.

10-15-71
DATE

Paul B. Martin
SECRETARY RKE CO. PLANNING COMMISSION

10-15-71
DATE

STATE OF VIRGINIA
City of ROANOKE } TO WIT:

I, SOPHIA B. MOTICHA, A NOTARY
PUBLIC IN AND FOR THE AFORESAID City AND
STATE DO HEREBY CERTIFY THAT FRANK W.
MARTIN, PRESIDENT & LOUISE MCGHEE,
SECRETARY WHOSE NAMES ARE SIGNED TO
THE FOREGOING WRITING DATED 10-15,
1971, HAVE EACH PERSONALLY APPEARED
BEFORE ME IN MY STATE AND City
AND HAVE ACKNOWLEDGED THE SAME ON
THIS 15 DAY OF Oct., 1971

MY COMMISSION EXPIRES 2-3-73

Sophia B. Moticha
NOTARY PUBLIC